

## Study Area 15

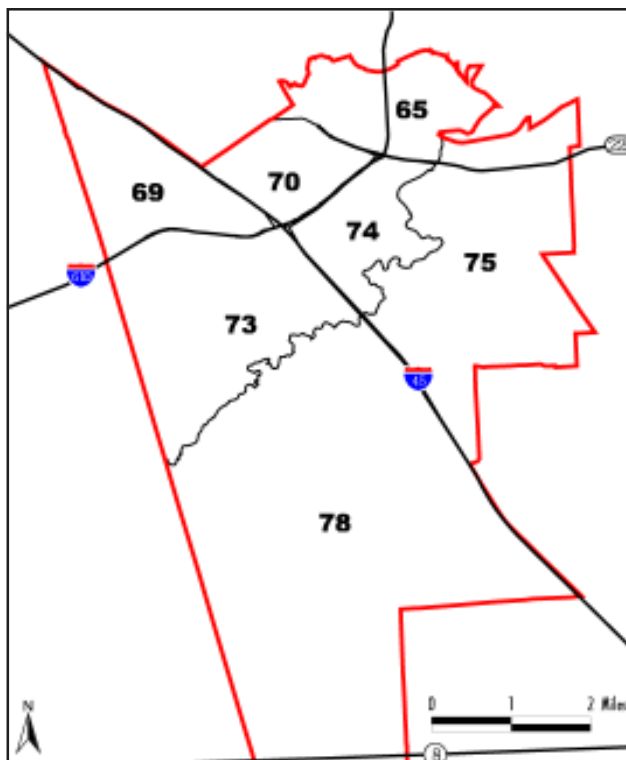
### Super Neighborhoods:

65 - Harrisburg / Manchester  
69 - Gulfgate / Pine Valley  
70 - Pecan Park  
73 - Golfcrest / Reveille  
74 - Park Place  
75 - Meadowbrook / Allendale  
78 - Greater Hobby Area

### Characteristics

- Total Population: 135,986
- Population Density: 5.7 persons per acre
- Persons Per Household: 3.33
- Total Area: 23,645 acres (37.50 sq miles)
- Houston City Council Districts: E & I
- Independent School Districts: Houston & Pasadena
- 13 Police Beats including bordering beats
- 2% (average) of properties in long-term tax liens (homesteads not included)

### Superneighborhoods in Study Area



### Location within City



## Study Area 15 Super Neighborhood Descriptions

**Harrisburg/Manchester** has a history which predates Houston. Harrisburg was a community located at the confluence of Brays Bayou and Buffalo Bayou before the Texas Revolution. It was burned by Santa Anna's army. Houston, established upstream later the same year, quickly overtook and eclipsed the devastated community. Manchester lies to the east of Harrisburg, near the confluence of Sims Bayou and the Ship Channel. Its modest homes are surrounded by Channel industries. Harrisburg residential areas have largely disappeared, and its commercial district has not experienced the revival that the rise of the area's Hispanic community has brought to other East End shopping districts.

**Gulfgate/Riverview** is a collection of neighborhoods inside Loop 610 south of the Gulf Freeway. It is crisscrossed by older highways, such as Telephone Road and the Old Spanish Trail/Wayside combination. These highways, along with a major rail line and Brays Bayou, divide the area into a number of discrete neighborhoods. The largest of these, Pine Valley, Freeway, and Riverview consist of single family homes surrounded by light industrial buildings and warehouses. Gulfgate, one of Houston's first malls, has been redeveloped as part of a tax increment reinvestment zone to revitalize what had been a failing retail district.

**Pecan Park** is a pre-World War II single-family residential community located just south of Harrisburg. Its close proximity to the Port of Houston made it a popular location for workers in the Channel industries. Commercial development is located on the edges of the neighborhood along the freeways. A large apartment complex in the south, originally built for adults only, is now the home of hundreds of families with school-age children. The influx of young families have prompted the construction of two new schools for the community.

**Golfcrest/Reveille** is a section of southeast Houston located outside Loop 610 between Mykawa and the Gulf Freeway. Subdivisions within this community include Overbrook, Bayou Oaks, Santa Rosa, Greenway, Lum Terrace, Golfcrest, Kings Court, Tropicana Village and

Oakland Plaza. Many small industrial facilities are located near Long Drive in the western part of the community. The original Golfcrest Country Club site was redeveloped with a stadium for Houston ISD, public housing and a City park. Most of the homes in the area date from the suburban development after World War II. Many of the more expensive homes were built on heavily wooded sites adjacent to Sims Bayou.

**Park Place** was an independent municipality before 1927 when it voluntarily consolidated with the City of Houston. At that time, Broadway and Park Place Boulevards were lined with large homes. Most of these were replaced with apartments and small businesses after deed restrictions in the area lapsed, although some areas in the wooded setting adjacent to Sims Bayou are still deed restricted. In recent years, several aging apartment complexes have been converted into condominiums. Industrial development occupies the northeastern corner close to the Houston Ship Channel.

**Meadowbrook/Allendale** is located on Houston's southeast edge bounded by the cities of Pasadena and South Houston, and the Ship Channel. The northern part of the community is home to several major chemical plants. The southern corner, which was once an oilfield, is now an industrial area. Several wooded neighborhoods with single-family homes are nestled in between. The newest addition to the area, Meadowcreek Village, contains the largest homes in the community.

**The Greater Hobby Area** takes its name from Hobby Airport, located at the center of this part of southeast Houston. A rail line at the western edge of the community provides access for a number of large industrial facilities. Sims Bayou, along the northern boundary, attracted development of single-family homes in the Garden Villas subdivision before World War II and in the Glenbrook Valley subdivision during the 1950s. East Haven and Sky-scraper Shadows, located to the east and south of the airport, respectively, still have many empty lots and a variety of housing styles.

### Study Area 15

- **Major shifts in race/ethnicity**

The population of Study Area 15 showed a significant gain of 20% and most new residents were Hispanic or Asian. The White population decreased by nearly half and Blacks decreased as well.

The school age population is very high and the proportion of working age people is lower than the City. This trend has continued since 1980.

- **Housing conditions are declining**

Increases in population here were absorbed into existing housing stock contributing to a significant decrease in the vacancy rate. In addition a large number of housing units were demolished. Persons per household increased significantly to 3.33% suggesting that overcrowding might be a problem in the future. The ratio of owner occupied units remained above the city-wide ratio. Some residential construction occurred in the southern portion of the study area and very few multi family units were constructed.

- **Industrial uses are concentrated here and continue to increase**

The Houston Ship Channel makes up a portion of the study area's northern boundary. Other areas of industrial concentration include the vicinity of Hobby Airport, and the northwest corner between I45 and Mykawa. About 120 industrial sites were permitted during the study period. Also, a substantial part of the land use here is transportation oriented including Hobby Airport, two major highways, rail corridors, and the Ship Channel.

- **Economic conditions here are a concern**

- Half of the population 25 and over did not have a high school diploma
- Income remained lower than city-wide (\$50,000 and over)
- Low proportion of working age people

- **Park Place** had the largest (27.5%) percent change in population from 1990 to 2000

- **Greater Hobby** area had the largest share of population during 1990 and 2000.

## Study Area 15 Demographics

### Population by Super Neighborhood

- Population growth occurred in all SuperNeighborhoods except in Harrisburg/Manchester.

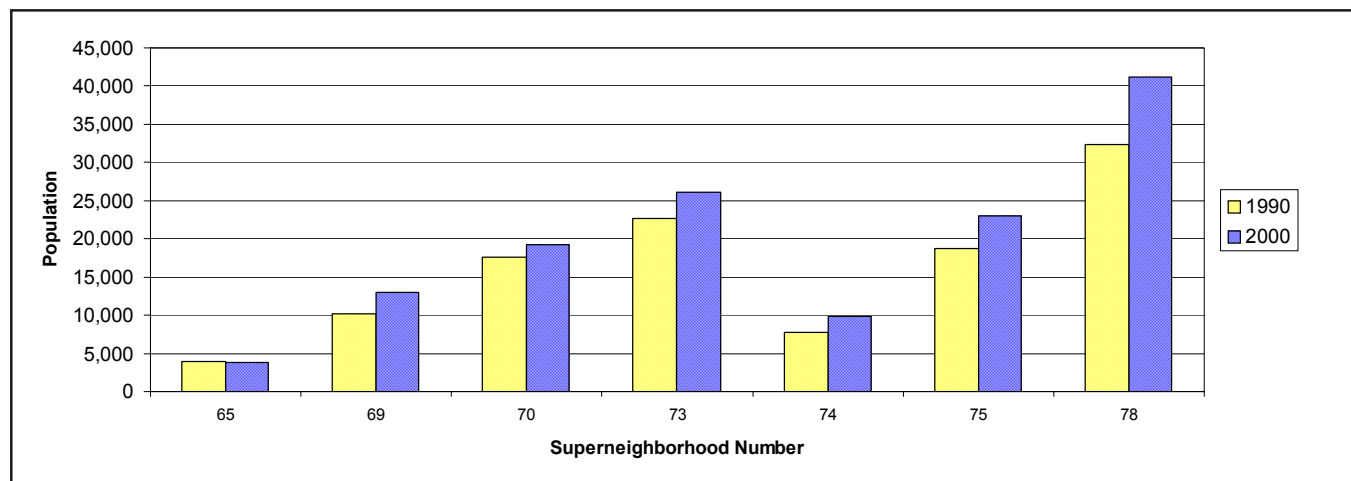
**Table 5.15.0.**  
**Population Change by Superneighborhood (SN)**

Source: US Census Bureau

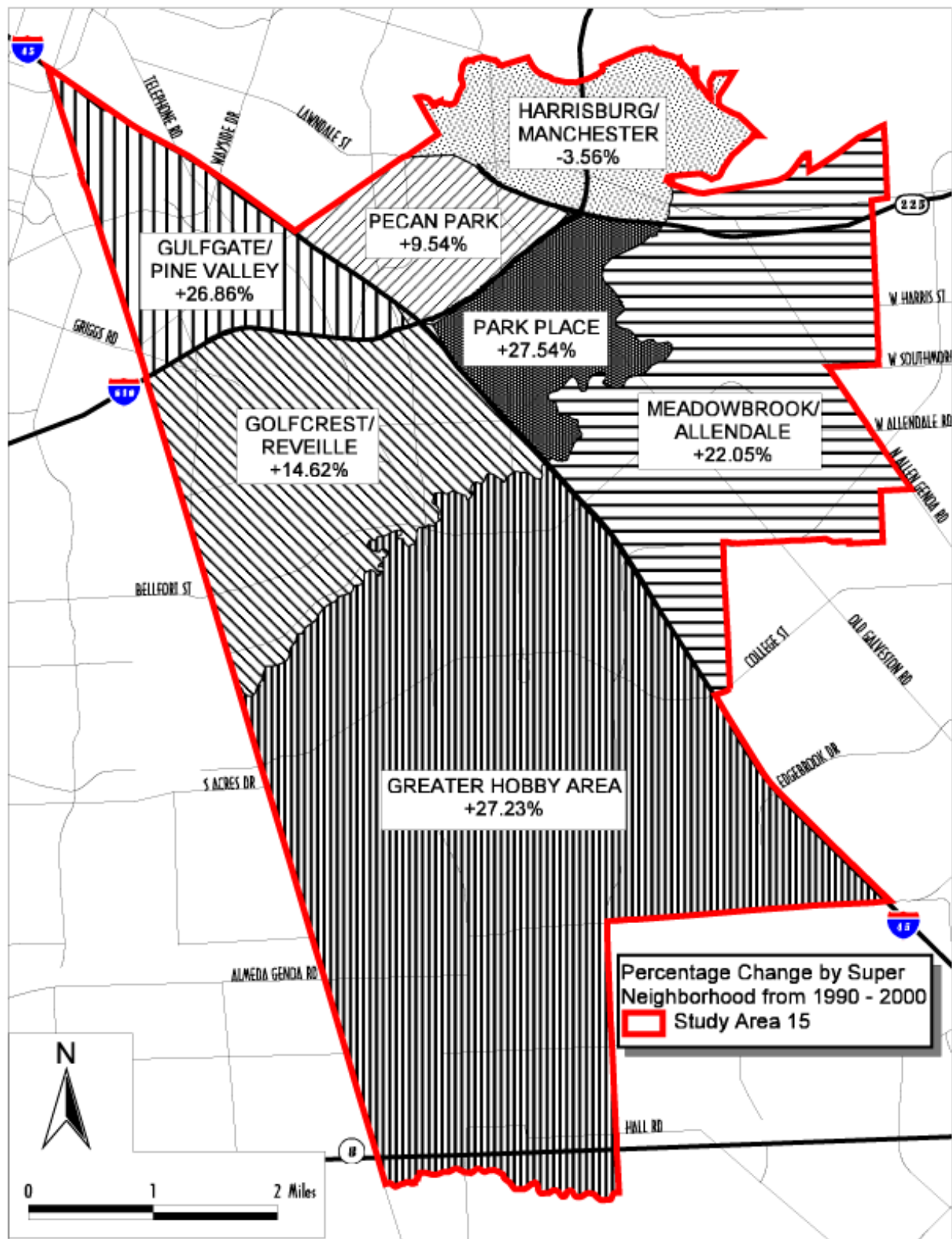
Superneighborhood Name	SN#	1990	2000	# change	% change
Harrisburg/Manchester	65	3,907	3,768	-139	-3.6%
Gulfgate/Pine Valley	69	10,173	12,905	2,732	26.9%
Pecan Park	70	17,555	19,230	1,675	9.5%
Golfcrest/Reveille	73	22,731	26,054	3,323	14.6%
Park Place	74	7,764	9,902	2,138	27.5%
Meadowbrook/Allendale	75	18,787	22,929	4,142	22.0%
Greater Hobby Area	78	32,380	41,198	8,818	27.2%
<b>TOTAL</b>		<b>113,297</b>	<b>135,986</b>	<b>22,689</b>	<b>20.0%</b>

**Figure 5.15.0.**  
**Study Area 15 Population Change**

Source: US Census Bureau



## Study Area 15 Demographics



**Map 5.15.1. Population Change by Super Neighborhood 1990-2000**

Source Data: U. S. Census Bureau 1990-2000






# Study Area 15






## Race and Ethnicity

- White population decreased by almost half between 1990 and 2000
- Black population decreased in lesser proportion.
- Majority of growth occurred in the Hispanic population which accounted for nearly 70% of the population

**Table 5.15.1.**  
**Population by Race/Ethnicity**

Source: US Census Bureau

Study Area 15				
		1990	2000	% change
White		31,876	17,933	-43.7%
Black		19,882	17,903	-10.0%
Hispanic		57,906	94,819	63.7%
Asian		3,309	4,443	34.3%
Other		324	888	174.1%
<b>TOTAL</b>		<b>113,297</b>	<b>135,986</b>	<b>20.0%</b>

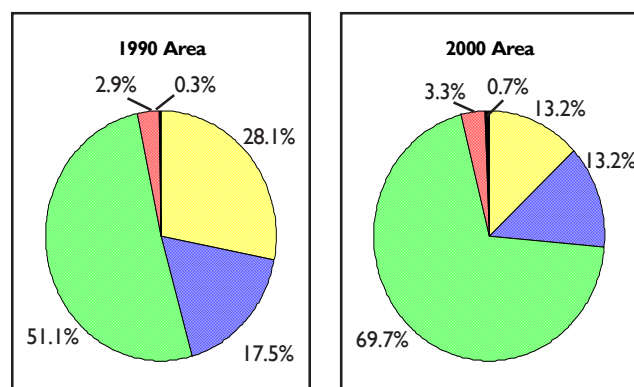
City of Houston				
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
<b>TOTAL</b>		<b>1,705,284</b>	<b>1,953,631</b>	<b>14.6%</b>

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

**Figure 5.15.1.**  
**Population by Race/Ethnicity**

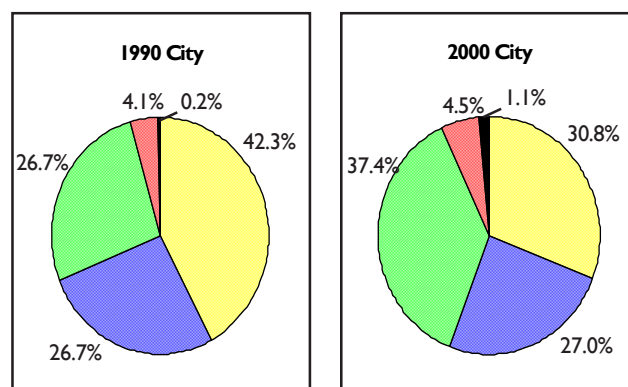
Source: US Census Bureau

### Study Area 15--percent of total



Legend as shown above in Table 5.15.1

### City of Houston--percent of total



Legend as shown above in Table 5.15.1

# Study Area 15 Demographics

## Gender and Age

- Large young population
- Decline in Elderly population
- Smaller proportion of working age people compared to Citywide
- More males than females

**Table 5.15.2.**  
**Population by Gender and Age**

Source: US Census Bureau

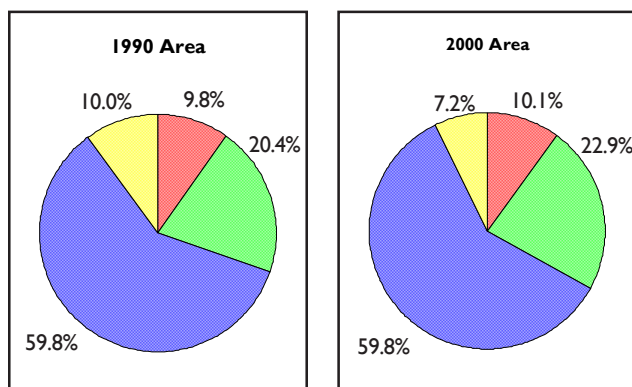
		1990	2000	% change
Age 0-4		11,056	13,776	24.6%
Age 5-17		23,158	31,082	34.2%
Age 18-64		67,764	81,329	20.0%
Age 65+		11,319	9,799	-13.4%
MALE		56,763	69,420	22.3%
FEMALE		56,534	66,566	17.7%
TOTAL		113,297	135,986	20.0%

		1990	2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

**Figure 5.15.2.**  
**Population by Gender and Age**

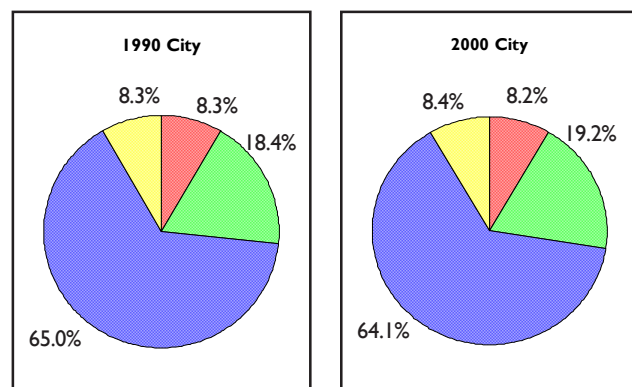
Source: US Census Bureau

**Study Area 15--percent of total**



Legend as shown above in Table 5.15.2

**City of Houston--percent of total**



Legend as shown above in Table 5.15.2

# Study Area 15 Demographics

## Educational Attainment

- About 50% of persons 25 and older have no High School diploma
- Very low proportion of persons with and graduate/professional degrees

**Table 5.15.3.**  
**Population 25 and Over by Educational Attainment**

Source: US Census Bureau

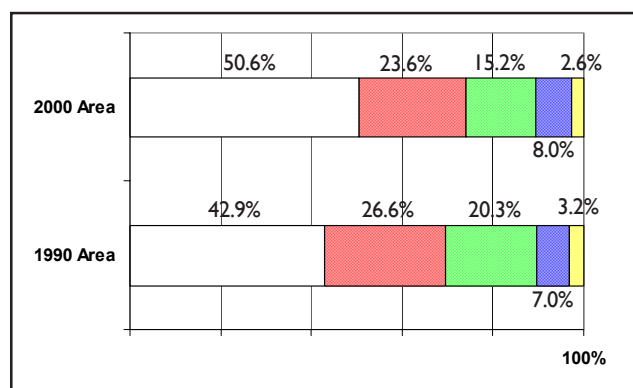
Study Area 15			
	1990	2000	% change
No Diploma	28,158	37,195	32.1%
High School	17,463	17,320	-0.8%
Some College	13,344	11,165	-16.3%
Bachelor's	4,608	5,890	27.8%
Grad/Prof	2,114	1,906	-9.8%
<b>TOTAL</b>	<b>65,687</b>	<b>73,477</b>	<b>11.9%</b>

City of Houston			
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.5%
Grad/Prof	92,288	116,252	26.0%
<b>TOTAL</b>	<b>1,037,037</b>	<b>1,201,154</b>	<b>15.8%</b>

**Figure 5.15.3.**  
**Population 25 and Over by Educational Attainment**

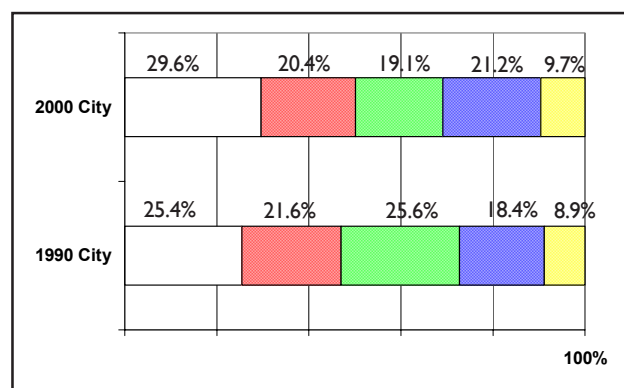
Source: US Census Bureau

### Study Area 15--percent of total



Legend as shown above in Table 5.15.3

### City of Houston--percent of total



Legend as shown above in Table 5.15.3



# Study Area 15 Demographics

## Housing and Households

- Home ownership higher than the City
  - High number of persons per household
  - Substantial decrease in number of vacant units
  - Decline in total housing units
- 2000 Total Units 43,082
  - Single-family 25,773
  - Multi-family 17,286
  - Other 23

**Table 5.15.4. Household Characteristics**

Source: US Census Bureau

	Study Area 15		
	1990	2000	% change
<b>HOUSEHOLDS</b>	38,071	40,609	6.7%
<b>persons per HH</b>	2.90	3.33	14.7%

	City of Houston		
	1990	2000	% change
<b>HOUSEHOLDS</b>	638,705	717,945	12.4%
<b>persons per HH</b>	2.60	2.67	2.7%

**Table 5.15.5. Housing Units by Tenure**

Source: US Census Bureau

	Study Area 15		
	1990	2000	% change
<b>Occupied</b>	38,071	40,609	6.7%
<b>Owner</b>	19,416	20,441	5.3%
<b>Renter</b>	18,655	20,168	8.1%
<b>Vacant</b>	6,719	2,473	-63.2%
<b>TOTAL UNITS</b>	44,790	43,082	-3.8%

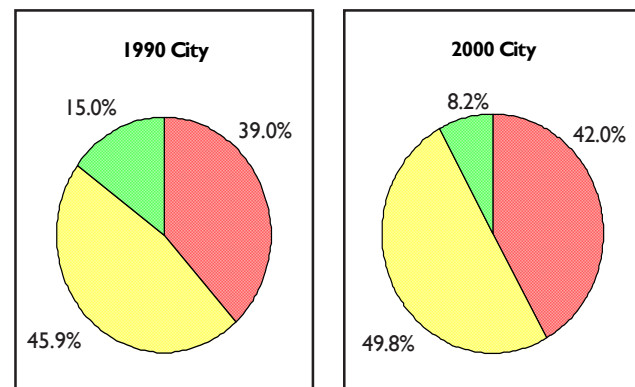
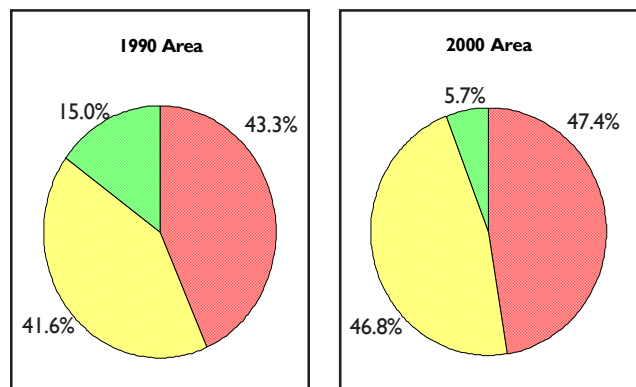
	City of Houston		
	1990	2000	% change
<b>Occupied</b>	638,705	717,945	12.4%
<b>Owner</b>	293,355	328,741	12.1%
<b>Renter</b>	345,350	389,204	12.7%
<b>Vacant</b>	112,928	64,064	-43.3%
<b>TOTAL UNITS</b>	751,633	782,009	4.0%

**Figure 5.15.4. Housing Units by Tenure**

Source: US Census Bureau

**Study Area 15--percent of total**

**City of Houston--percent of total**



Legend as shown above in Table 5.15.5

Legend as shown above in Table 5.15.5

# Study Area 15 Demographics

## Household Income

- Fourth-lowest average median income (\$31,306)
- Fourth-lowest percentage of households with income over \$75,000
- Income over \$50,000 lower than City average
- Experienced moderated growth in income
- Unemployment in Super Neighborhood ranged from 14.9% to 8.3 %

**Table 5.15.6.**  
**Households by Household Income**

Source: US Census Bureau

Study Area 15				
	1990	2000	% change	
< \$15K	12,408	8,478	-31.7%	
\$15K—\$25K	8,773	7,695	-12.3%	
\$25K—\$35K	6,447	7,057	9.5%	
\$35K—\$50K	5,874	7,177	22.2%	
\$50K—\$75K	3,493	5,999	71.7%	
>\$75K	1,393	4,220	203.0%	
<b>TOTAL</b>	<b>38,388</b>	<b>40,627</b>	<b>5.8%</b>	

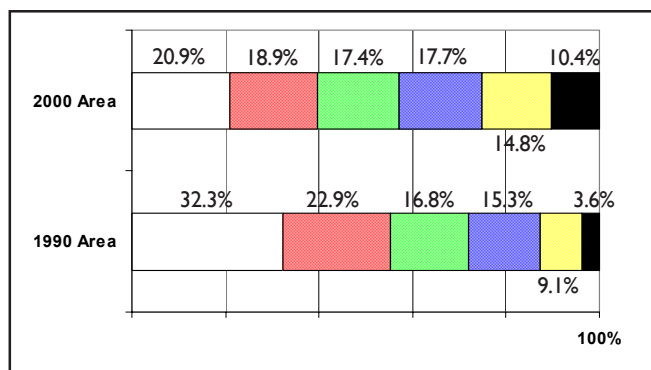
City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
>\$75K	64,395	141,948	120.4%	
<b>TOTAL</b>	<b>649,442</b>	<b>718,897</b>	<b>10.7%</b>	

Note: The total number of households shown in this table is based on sample data.

**Figure 5.15.5.**  
**Households by Household Income**

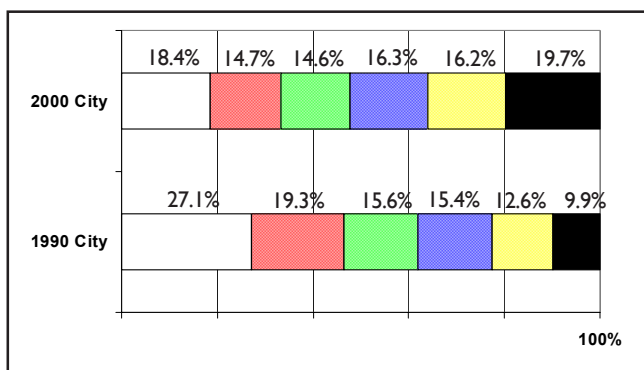
Source: US Census Bureau

### Study Area 15--percent of total



Legend as shown above in Table 5.15.6

### City of Houston--percent of total



Legend as shown above in Table 5.15.6

## Study Area 15 Demographics

- Includes Hobby Airport
- Study Area 15 makes up 6.2% of City land area but:  
17.1% of all Transportation/ Utility land  
12.1% of all Industrial land

Study Area 15 comprises 23,645 acres of land and is located in the southeastern part of the City. It roughly follows the I-45 corridor south from downtown. Largely residential, it also includes parts of the Port of Houston and Hobby Airport as well.

**Single-Family residential** uses are slightly more than 23% and are spread mainly north of Airport Road. Some of the oldest subdivisions in the area are located to the east of I-45 (Gulf Freeway), for example Pecan Park and Park Place. Other newer subdivisions are located south of Hobby Airport, including Houston Skyscraper Shadows. In the last decade new residential construction has taken place mainly south of the airport.

**Multi-Family residential** uses take-up 2.7% of the land and are located along Broadway, but pockets are also located at the vicinity of the intersection of Loop 610 and I-45 (Gulf Freeway), near Airport Rd. and Gulfgate and south of Edgebrook Dr. Few multi-family units were built in the last decade.

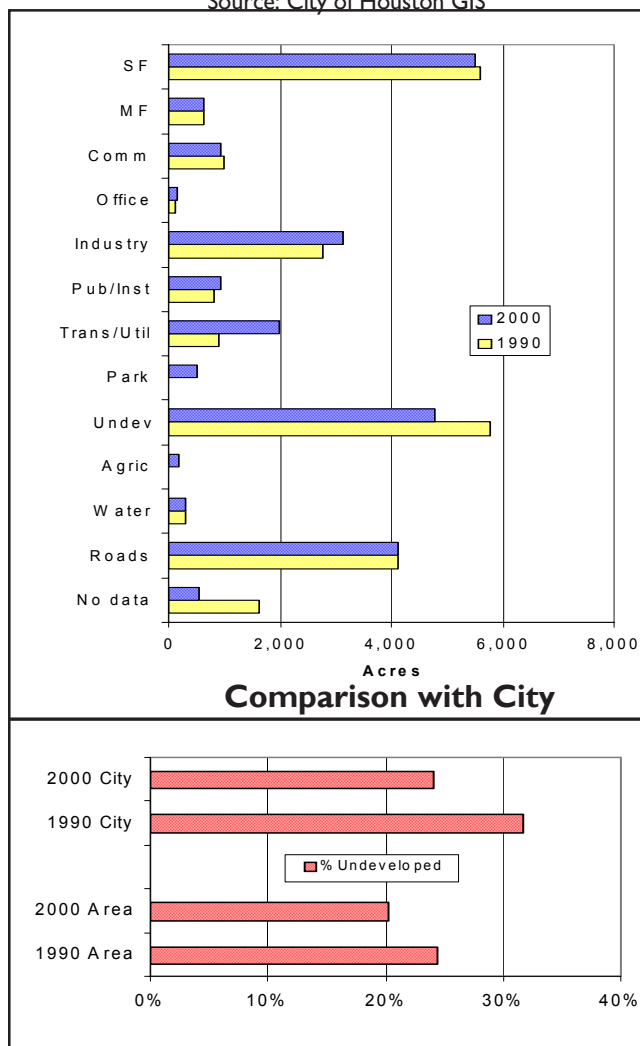
**Table 5.15.7. Acreage by Land-Use Category**

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 15			City of Houston		
	1990	2000	% change	1990	2000	% change
<b>Single-Family (SF)</b>	5,585.9	5,491.6	-1.7%	75,587.9	79,800.7	5.6%
<b>Multi-Family (MF)</b>	618.7	636.9	2.9%	12,256.3	14,648.2	19.5%
<b>Commercial (Com)</b>	984.9	937.1	-4.9%	12,281.1	15,386.2	25.3%
<b>Office</b>	129.7	138.5	6.7%	4,031.2	4,811.9	19.4%
<b>Industrial</b>	2,779.8	3,123.5	12.4%	21,361.8	25,762.2	20.6%
<b>Public/Institutional</b>	826.4	918.8	11.2%	13,341.7	20,061.5	50.4%
<b>Trans/Utilities</b>	890.0	1,999.8	124.7%	3,601.2	11,665.9	223.9%
<b>Parks/Open Space</b>	3.5	514.4	14,606.5%	1,460.2	32,089.7	2,097.6%
<b>Undeveloped</b>	5,776.3	4,772.0	-17.4%	120,734.2	91,366.6	-24.3%
<b>Agricultural</b>	22.8	165.9	627.3%	5,751.2	10,017.4	74.2%
<b>Open Water</b>	307.6	307.6	0.0%	1,226.7	13,905.4	1,033.6%
<b>Roads</b>	4,108.7	4,108.7	0.0%	56,559.1	56,559.1	0.0%
<b>No Data</b>	1,610.2	529.9	-67.1%	52,355.0	4,472.8	-91.5%

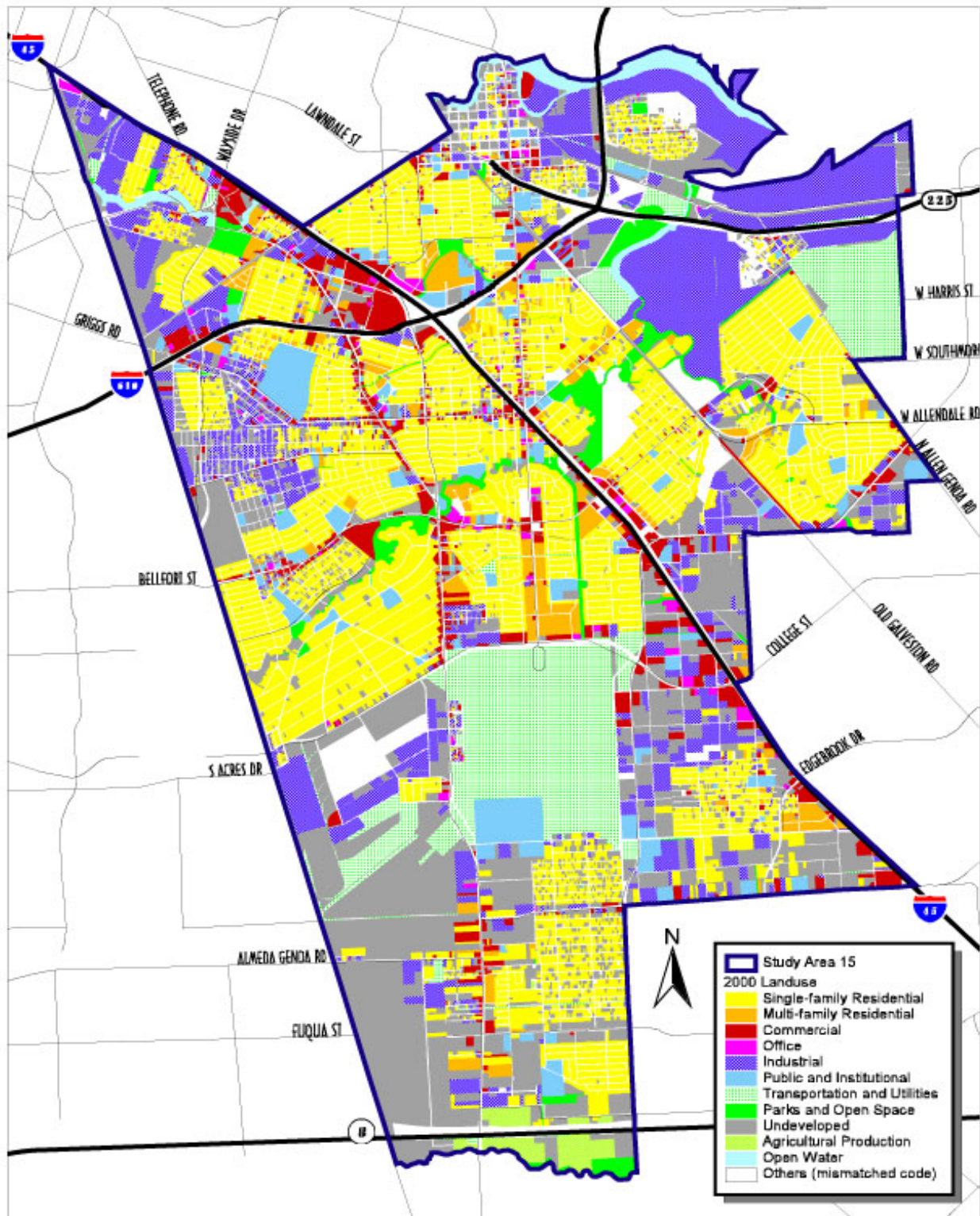
**Figure 5.15.6. Study Area 15 Land Use**

Source: City of Houston GIS



Source: City of Houston GIS

## Study Area 15



**Map 5.15.2. Land Use 2000**

Source Data: Harris County Appraisal District (HCAD)



## *Study Area 15 Land Use*

**Commercial and Office** uses make up 4.6% of the total area. These uses are primarily spread along I-45 and Telephone Rd.

**Industrial uses** are concentrated heavily in this area: 13.2% is industrial in comparison with 6.5% for the City as a whole. Major users of this type of land are the oil and gas industry with petrochemical plants and oil refineries served by the ship channel. Other areas of Industrial uses concentrate also near Hobby Airport, and the northwest corner between I 45 and Mykawa. Since 1990, industrial uses have increased by more than 12 percent, including manufacturing and warehouses. 120 industrial buildings were permitted by the City of Houston.

**Public and Institutional uses** make up almost 4% of the study area. One of the largest sites is Burnett Stadium located south of the Loop on Long Dr. The Port of Houston and Ship Channel are located in the northeastern portion of the study area.

**Transportation and Utilities** cover 8.5% of the land, most of it taken by Hobby Airport. It is currently undergoing an expansion program and in the last decade several improvements were added including a taxiway, field lighting, buildings and drainage.

**Parks and Open Space** occupies about 514 acres or 2.2% of the land. Linear parks are found in some portions along Sims Bayou, with Reveille Park between Reveille, Broadway and Sims bayou. Other distinctive open space is Glenbrook Park Golf Course, also along the Sims Bayou east of I-45 (Gulf Freeway).

**Vacant or undeveloped** land represents about 20% of the land in this study area. Large parcels of undeveloped land are located along Mykawa and to the west of Hobby

Airport. South and east of the airport, vacant lots tend to be smaller and are interspersed with other uses. Since 1990, vacant land has decreased by about 17%.

**Open water** occupies 1.3% of the land. The most relevant waterways in the study area are Sims Bayou and the Ship Channel in the northeast.

**Agricultural uses** cover 166 acres and are found in the southern boundary along Clear Creek and usually support cattle pastures and ranch activity.

**Roads** and right of ways occupy 17.4% of the land, including freeways such as Loop 610, I 45 (Gulf Freeway), Beltway 8 and SH 225 in the east. The Gulf Freeway connects Houston with Galveston in the Gulf of Mexico.

## Study Area 15 2000 Basic Demographics\*

**Table 5.15.8.**  
**2000 Demographics by Super Neighborhood**

	Super Neighborhood			
	Harrisburg Manchester #65	Gulfgate Pine Valley 69	Pecan Park #70	Golfcrest Reveille #73
<b>Total Population</b>	<b>3,768</b>	<b>12,905</b>	<b>19,230</b>	<b>26,054</b>
White	5.2%	8.6%	5.4%	10.6%
Black	6.4%	2.6%	2.6%	20.9%
Hispanic	88.0%	87.4%	90.1%	66.8%
Asian**	0.2%	1.0%	1.6%	1.0%
Other	0.2%	0.4%	0.4%	0.7%
<b>Educational Attainment</b>				
<b>Persons 25 years and over</b>	<b>2,030</b>	<b>6,489</b>	<b>9,668</b>	<b>14,365</b>
No High School Diploma	68.2%	65.4%	65.6%	49.6%
High School Diploma & higher	31.8%	34.6%	34.4%	50.4%
<b>Household Income</b>				
<b>Total Households</b>	<b>1,008</b>	<b>3,418</b>	<b>5,087</b>	<b>7,568</b>
Below \$25,000	46.1%	42.8%	48.0%	41.5%
Above \$25,000	53.9%	57.2%	52.0%	58.5%
<b>Labor Force</b>				
<b>Persons 16 and over</b>	<b>1,276</b>	<b>5,052</b>	<b>6,953</b>	<b>9,813</b>
Employed	85.1%	86.9%	89.8%	88.2%
Unemployed	14.9%	13.1%	10.2%	11.8%
<b>Housing</b>				
<b>Total Occupied Units</b>	<b>993</b>	<b>3,415</b>	<b>5,086</b>	<b>7,581</b>
Owner Occupied	52.9%	51.2%	41.7%	59.7%
Renter Occupied	47.1%	48.8%	58.3%	40.3%

	Super Neighborhood			Study Area 15 Total
	Park Place #74	Meadowbrook Allendale #75	Greater Hobby Area #78	
<b>Total Population</b>	<b>9,902</b>	<b>22,929</b>	<b>41,198</b>	<b>135,986</b>
White	11.3%	21.1%	16.7%	13.2%
Black	3.3%	2.7%	25.4%	13.2%
Hispanic	74.0%	74.5%	51.2%	69.7%
Asian**	10.8%	1.2%	5.8%	3.3%
Other	0.7%	0.6%	0.9%	0.7%
<b>Educational Attainment</b>				
<b>Persons 25 years and over</b>	<b>5,160</b>	<b>12,613</b>	<b>23,153</b>	<b>73,477</b>
No High School Diploma	55.7%	49.1%	39.0%	56.1%
High School Diploma & higher	44.3%	50.9%	61.0%	43.9%
<b>Household Income</b>				
<b>Total Households</b>	<b>2,944</b>	<b>6,714</b>	<b>13,887</b>	<b>40,627</b>
Below \$25,000	41.3%	34.7%	36.9%	41.6%
Above \$25,000	58.7%	65.3%	63.1%	58.4%
<b>Labor Force</b>				
<b>Persons 16 and over</b>	<b>4,145</b>	<b>8,939</b>	<b>18,603</b>	<b>54,781</b>
Employed	89.0%	90.8%	91.7%	88.8%
Unemployed	11.0%	9.2%	8.3%	11.2%
<b>Housing</b>				
<b>Total Occupied Units</b>	<b>2,958</b>	<b>6,700</b>	<b>13,876</b>	<b>40,609</b>
Owner Occupied	37.4%	62.7%	44.8%	50.0%
Renter Occupied	62.6%	37.3%	55.2%	50.0%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: \* Data at this level is not available for 1990 based on Super Neighborhood boundaries.

\*\* Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander